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## **OFFICE OF PROPERTY MANAGEMENT**

*Public Hearing on Bill 17-0201 "Eastern Market and  
Georgetown Public Library Disaster Relief Act of 2007"*



Testimony of Lars Etzkorn  
Director  
Office of Property Management

**Adrian M. Fenty**  
Mayor

**COMMITTEE ON FINANCE AND REVENUE**  
**Jack Evans, Chairperson**

**Tuesday, 12 June 2007**

**Room 412**  
**John Wilson Building**  
**1350 Pennsylvania Avenue, NW**  
**Washington, DC 20004-3003**  
**11:00 a.m.**

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Good day, Chairperson Evans, members of the Committee on Finance and Revenue and Councilmember Wells. I am Lars Etzkorn, Director of the Office of Property Management (OPM). I am pleased to present OPM's testimony on Bill 17-0201, the "Eastern Market and Georgetown Public Library Disaster Relief Act of 2007." I will deal only with Eastern Market; the Georgetown Public Library renovation is managed by the D.C. Public Library.

The impact of the fire reaches beyond Capitol Hill, where it serves as a community defining place-maker, as evidenced by the standing-room only community meeting hosted by Mayor Adrian Fenty and Councilmember Tommy Wells on 7 May. Eastern Market plays a vital role in fostering the creative class in the District, is a magnet for tourists and is the sole means of employment for many. I am proud Mayor Fenty recognized immediately that the District needs to be swift and unified in its response to quickly restore this vital landmark and economic hub.

The morning after the fire, OPM began stabilizing and cleaning the site and we immediately began to develop strategies to expedite renovation. By the end of the week we had architects under contract to address the fire damage. In addition, we are working with the Office of Contracting and Procurement to utilize innovative construction management techniques to accelerate renovation.

I am pleased to report that fire cleanup is complete and work is proceeding on shingle removal, building a temporary roof and other tasks to accelerate reopening the Market. Additionally, OPM is funding construction of the temporary Market at Hine Junior High School, managed by the District Department of Transportation.

OPM is on track with the following plan for the Market: I want to stress this plan is subject to change as the work proceeds, especially as we accelerate the timetable.

## **Fund Commitment**

### **--Design (Quinn Evans/Architects)**

Funds: \$600,000

Source: OPM Eastern Market Capital Fund

### **--Clean-up, restoration, temporary roof (Minkoff Company, Inc.)**

Funds: \$2,000,000

Source: OPM Eastern Market Capital Fund

### **--Funds to DDOT for temporary Market, equipment, utilities (Turner Construction)**

Funds; \$3,000,000

Source: OPM Swing Space Fund

## **Schedule**

### **--Temporary roof construction**

Complete: July 2007

### **--Design**

Revised renovation bid package: Oct. 2007

### **--Permanent roof**

Design (with approval of Historic Preservation Review Board, Commission on

Fine Arts, National Capital Planning

Commission): July 2007

Start construction: Sept. 2007

Complete: Dec. 2007

### **--Market renovation**

Bid package complete: Oct. 2007

Start work: Jan. 2008

Complete & reoccupy: early 2009

We are certainly grateful to the Council and especially to you Chairperson Evans for responding swiftly to the Eastern Market emergency by approving Mayor Fenty's request for \$33.463M in pay-as-you-go funding.

I note we had the flexibility to redirect resources to pay for work post-fire, but especially welcome the provision in this legislation to pay back our Swing Space fund. This fund is used to pay unbudgeted buildout expenditures for District agencies.

Thank you for this opportunity to testify. I am pleased to answer your questions.

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